



Town of Brookline

Massachusetts

Planning Board

Town Hall, 3rd Floor
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Linda K. Hamlin, Chairman
Steven A. Heikin, Clerk
Robert Cook
Blair Hines
Sergio Modigliani
Matthew Oudens
Mark J. Zarrillo

BROOKLINE PLANNING BOARD MEETING MINUTES

Town Hall, Room 111

October 26, 2016 – 8:15 a.m.

Board Present: Linda Hamlin, Robert Cook, Blair Hines, Sergio Modigliani, Matthew Oudens, and Mark Zarrillo

Staff Present: Andy Martineau, Tonya Loveday, Meaghan Hanrahan Richard

Linda Hamlin called the meeting to order.

SIGN & FAÇADE REVIEW

322 Washington Street – Install new sign for Davita Kidney Care

Andy Martineau described the proposal.

Sign Manufacturer, Jay Parrillo, stated that the applicant is proposing to paint the sign band a warm grey color.

The Board requested that the applicant remove the trademark “R” from the sign.

Linda Hamlin motioned to approve.

Bob Cook seconded the motion.

After discussion, the Board (4-0) unanimously. Matthew Oudens and Mark Zarrillo were not present for this case.

VOTED: to approve the plans by Geisler Corp, dated 10/8/16, subject to the following conditions:

1. Prior to the issuance of a Building Permit, the applicant shall submit three copies of final

plans, showing that the Registered Trademark “R” has been removed, subject to the review of the Assistant Director for Regulatory Planning or designee.

2. All future window or door signage is subject to the review and approval of the Assistant Director of Regulatory Planning or designee.

481 Harvard Street – Install new façade sign and awnings for GLO Studios

Andy Martineau described the proposal.

Several Board members suggested commented on the attractiveness of the proposed sign, but suggested reducing the height to no more than 30” and to reduce the width proportionally to the doorway.

Linda Hamlin motioned to approve.
Sergio Modigliani seconded the motion.

After discussion, the Board (5-0) unanimously. Mark Zarrillo was not present for this case.

VOTED: to approve the plans by Signs By Tomorrow, submitted on 10/4/16, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit three copies of the final plans showing that the height of the sign has been reduced to 30” and that the width has been proportionally adjusted, subject to the review and approval of the Assistant Director of Regulatory Planning or designee.
2. The awnings shall be maintained in a state of good repair.
3. Any future window or door signage is subject to the review and approval of the Assistant Director of Regulatory Planning.

1559 – 1561 Beacon Street – Install new driveway, and garage door.

Andy Martineau described the proposal, noting that the case went before the Preservation Commission in December of 2014 where the changes were found to be significant at which time an 18 month demolition delay was placed on the project.

Project Architect, Gary Hendren stated that his client has waited for the 18 month delay to expire before moving forward with the current proposal, it includes a driveway and an overhead garage door leading to a passageway through the building to the parking for four vehicles in the rear yard. Andy Stated that his client has secured a building permit and started work; however, the Building Department contacted him because we had not completed the design review process.

Several Board members asked for additional details about the plans and project including a survey showing the grades and elevations showing the dimensions.

Sergio Modigliani asked if the interior driveway is required to have a 5' setback.

Andy Martineau stated that he would ask the Building Commissioner and confirm if the setback requirement applies to driveways located on the interior of a building.

Public Comment:

Dale Mushlin of 1563 Beacon Street stated that he does not support the proposal and that he and other residents have spent money on landscaping at the rear of their building and would like this proposal to include additional landscaping and screening materials.

Melanie and Kyle Brennan of 1563 Beacon Street both stated that they do not support the proposal and they agree with Mr. Mushlin that there should be landscaping and screening on both sides of the building.

Ernest White of 1575 Beacon Street stated that he does not support the project and that he was never provided with any notice of the Preservation hearing in 2014.

Andy Martineau stated that he reviewed the notice list from the Preservation hearing in 2014 and the meeting was properly noticed. Andy stated that he observed that the notice list included single addresses for multi-unit condo buildings and that whoever is responsible for monitoring the condo association mail box would have received the notice. Andy also stated that property owners should contact the Assessor's Office to update their addresses if they would like to receive a direct notice from the town for any future meetings.

Public Comment closed.

Blair Hines stated that the applicant should be able to provide some landscaping and screening materials along the driveway to a point that would not interfere with site lines.

Mark Zarrillo observed that the new curb cut displaces one on-street parking space.

Linda Hamlin stated that the proposal is out of character for the neighborhood and should not be allowed.

Project Architect, Gary Hendren stated that there are examples of similar garage door passageways in Brookline, but not on this particular block.

Several Board members stated that more information would be necessary before they could offer a recommendation.

Mark Zarrillo stated that he does not support the proposal and that having additional information would not change his opinion.

All Board members agreed with Mark.

After discussion, the Board (6-0) voted unanimously not to recommend approval of the proposal.

MEETING ADJOURNED.

Materials Reviewed During Meeting:

Staff Reports, Plans, Designs, Material Samples and Mockups